

1,516 SF OF RETAIL SPACE AVAILABLE

RI

303 3rd Street

HUNTINGTON BEACH, CA

**New
Leases
Executed!**

JAYBIRD'S
CHICKEN
AND MAHKIN
THAI & SUSHI!

**100%
Leased!**



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Property Highlights

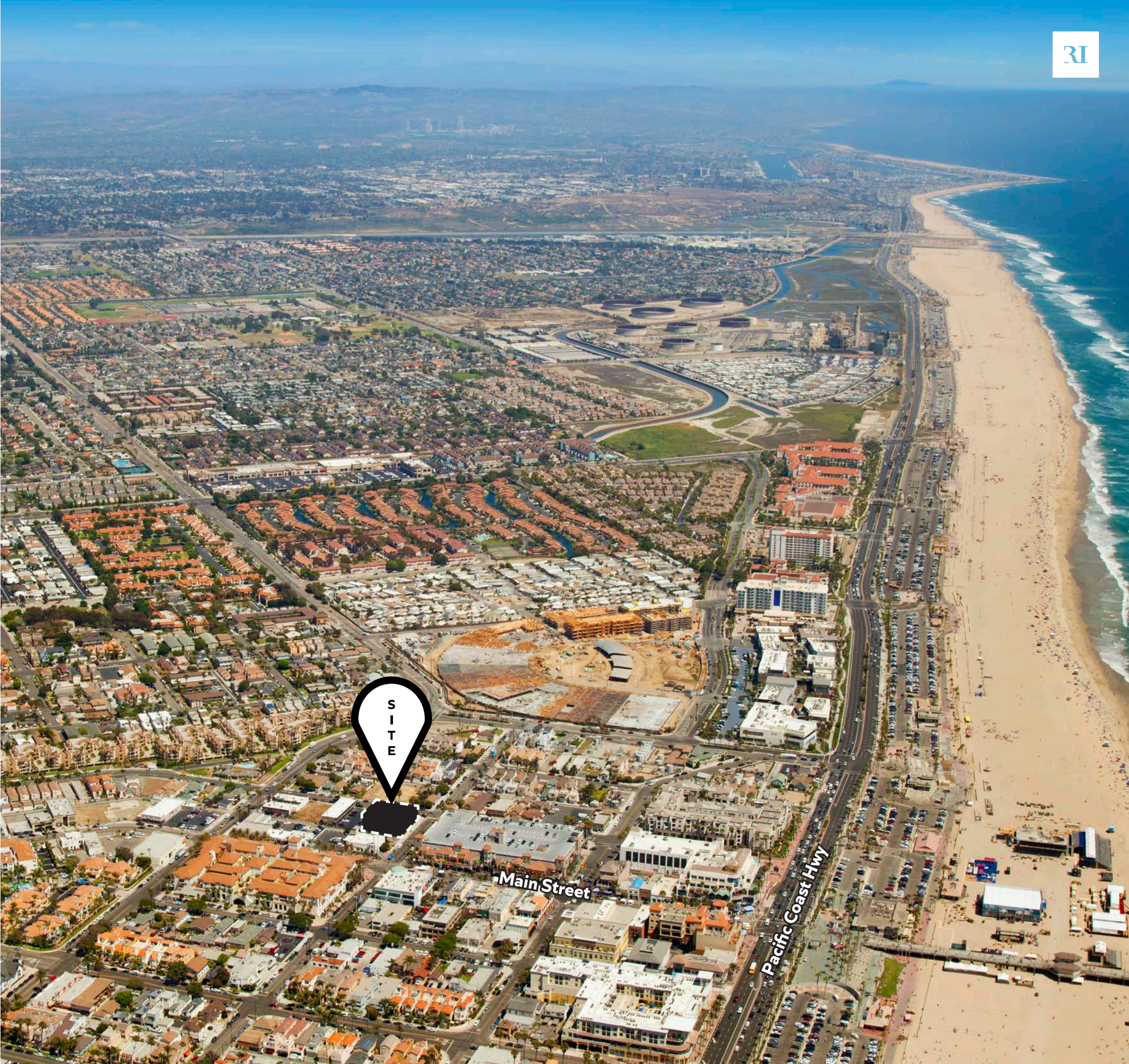
3 0 3 3 R D S T R E E T

- 100% leased!
- Newly renovated building
- Grease interceptor available for restaurant use
- Ample parking with city structure directly across the street
- Highly visible building in the epicenter of Huntington Beach downtown dining and shopping district
- Strategically located between Main Street & Pacific City

Area Highlights

H U N T I N G T O N B E A C H

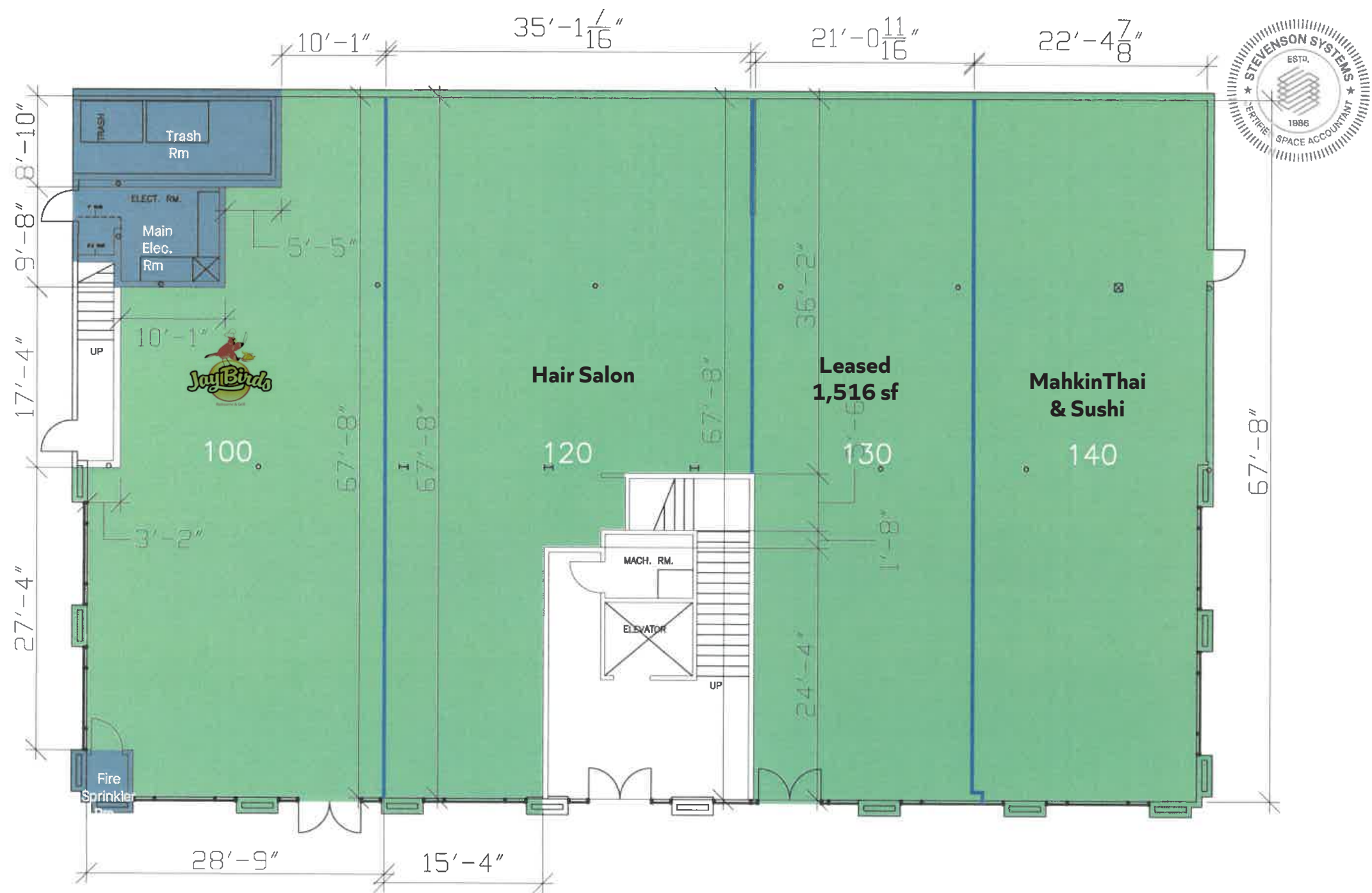
- Home to U.S. Open of Surfing; attendance in excess of 500,000 people annually
- Highly attended Main Street farmers market and art fair every Tuesday night
- Four luxury, ocean-front hotel properties within 1.5 miles and over 1,250 guest rooms
- Over 11 million visitors to the Downtown area annually





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Proposed Demising Plan



FARMER'S MARKET

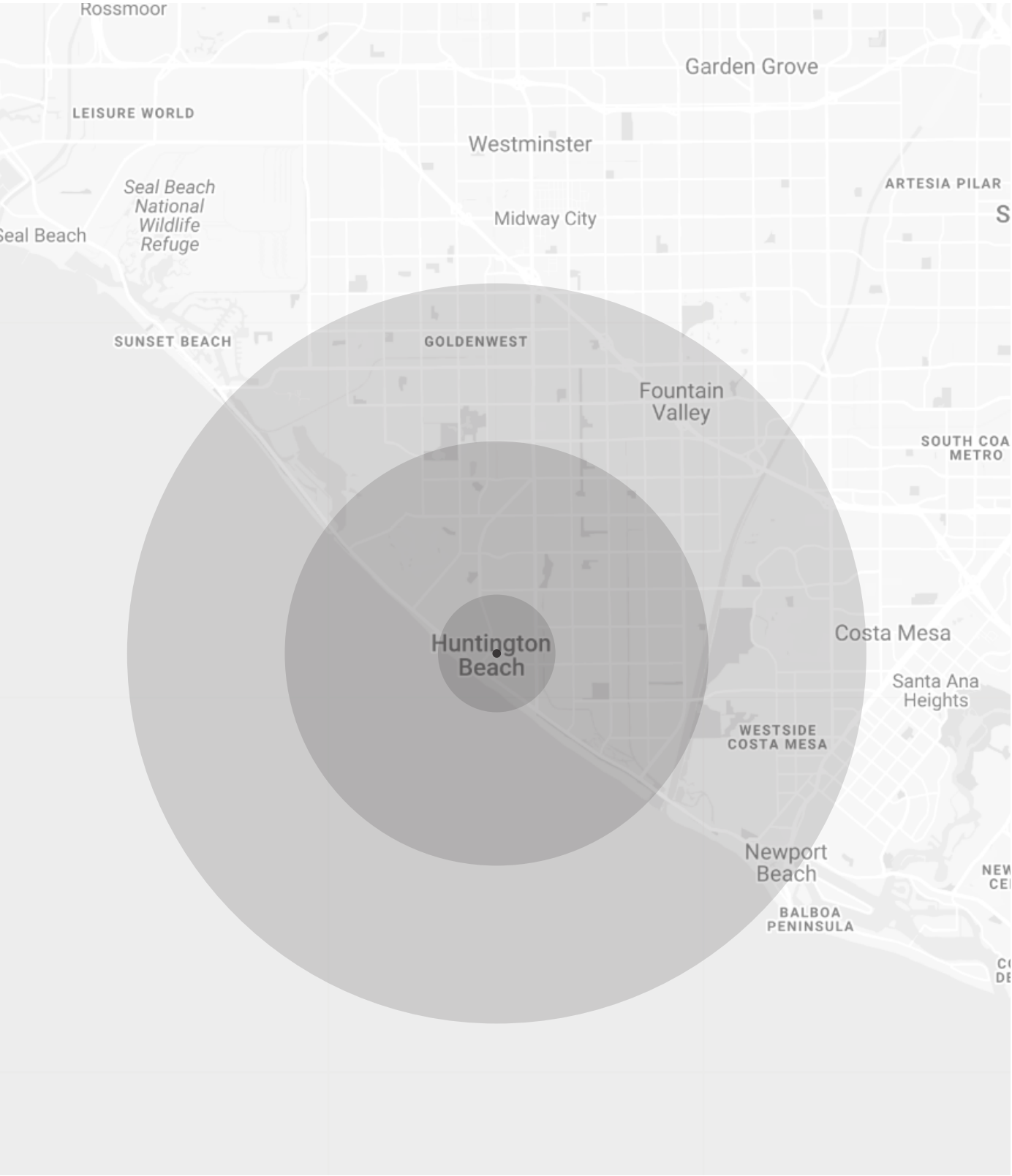


U.S. OPEN OF SURFING



PACIFIC CITY

The Neighborhood



Demographics

EXPANDED DEMOGRAPHIC PROFILE

Population	1 Mile	3 Miles	5 Miles
Estimated Population	20,677	104,046	283,224
Forecasted Population (2022)	21,351	106,413	291,126

Daytime Demos			
Total Daytime Population	16,613	79,786	249,806

Median HH Income			
Estimated Median Household Income	\$95,773	\$100,961	\$89,335
Median Disposable Income	\$75,857	\$78,965	\$70,984

Avg HH Income			
Estimated Avg Household Income	\$128,125	\$134,670	\$120,032
Avg Disposable Income	\$90,223	\$94,529	\$86,271

Age			
Median Age	39.1	43.6	39.8

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RETAIL INSITE

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